



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD**

**Friday, February 14, 2014
10:00 a.m. in the
Redwood Room, 915 L Street**

AGENDA WITH ANALYSIS

- | | | | |
|-------------|---|------|----|
| I. | Roll Call | | |
| II. | Approval of minutes from the January 13, 2014 meeting | | |
| III. | Consent Items | Page | 2 |
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| V. | Closed Session | Page | 16 |
| VI. | Reportables | Page | 16 |

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to aurelia.bethea@dof.ca.gov five days prior to the meeting.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW STOCKTON COURTHOUSE
SAN JOAQUIN COUNTY
Project Number 91-39-001

Authority: Chapter 171 and 172, Statutes of 2007, Item 0250-301-3037 (7)
Chapter 268 and 269, Statutes of 2008, Item 0250-301-3037 (7),
as reappropriated by Ch. 1, Statutes of 2009
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 0250-301-3037 (11)
Chapter 712, Statutes of 2010, Item 0250-301-0660 (6),
as partially reappropriated by Chapter 33, Statutes of 2011, as
reappropriated by Chapter 20, Statutes of 2013
Chapter 20, Statutes of 2013, Item 0250-301-3138 (6)

Consider:

- a) recognizing a scope change
- b) approving a correction deed

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Stockton Courthouse
San Joaquin County

Action requested

If approved, the requested action would recognize a scope change and approve a correction deed.

Scope Description

This project is not within scope. The Judicial Council has requested a scope change for this project to leave two of the 30 courtrooms unfinished for future build-out to reduce initial development costs by approximately \$1.1 million. The two unfinished courtrooms (approximately a total of 4,270 square feet) are associated with additional judgeships that were anticipated by the Judicial Council, but are not expected to be approved or funded in the foreseeable future.

The current authorized project scope includes the construction of a new courthouse of approximately 310,000 square feet, with 30-courtrooms, demolition, and other site improvements. This project will consolidate court operations from two facilities and provides five courtrooms for new judgeships. The Superior Court of San Joaquin County (Court) currently has twenty-five judgeships that will be assigned to the new courthouse when completed in late 2016. Three additional judgeships have been authorized in Chapter 722, Statutes of 2007 (AB 159) and allocated to this Court, but have not been funded. In addition, the Judicial Council has identified a need for two additional judgeships. Until these judgeships are approved and/or funded, the Court plans to utilize three of the courtrooms to house existing judges currently sharing courtrooms in other facilities. Because the Court does not have any immediate need for the two unfinished courtrooms, the Judicial Council has determined that the proposed scope change would help control costs in a responsible manner.

On January 24, 2014, Finance notified the chairs of the Joint Legislative Budget Committee of the intent to recommend approval of this scope change no sooner than 20 days after the notification. The 20-day waiting period expired on February 13, 2014, without adverse comments.

The correction deed is required as the grant deed legal description for one of the parcels conveyed to the state for this project, known as the 33 Hunter Square Site, included a minor error and will be remedied with a correction deed. This action is required but not considered significant as all parties are cooperative.

Funding and Cost Verification

This project is within cost. A total of \$272,939,000 has been appropriated (\$240,183,000 lease revenue bonds and \$32,756,000 from the State Court Facilities Construction Fund) for this project. In response to cost reductions mandated by the Judicial Council, a number of cost-cutting measures have been implemented for this project, including the use of lower-cost materials for interior finishes and leaving the two courtrooms unfinished.

Actual cost savings associated with this scope change will not be known until the bids for the main construction contract are received in February 2014. However, the Administrative Office of the Courts (AOC) estimates the savings associated with this scope change to be \$1,134,000 (\$567,400 per courtroom), which is expected to keep the project in line with the available funding. Because of the large number of courtrooms and size of this project, the marginal cost of finishing each courtroom is expected to be significantly lower than the cost to complete this work as part of a separate project, which the AOC estimates could be as much as \$1.9 million or more, depending on market conditions and other factors at that time. However, since it is unlikely the future build-out of these courtrooms would be financed with bonds, as the current construction project is funded, the future build-out of this space would likely avoid significant interest costs, potentially keeping the total project costs more in line with the current project.

It should be noted that the initial site preparation work, including utility relocations and entry modifications to the existing courthouse are currently underway, with the main construction contract to be awarded in the spring.

\$272,939,000	total authorized project costs
\$272,939,000	total estimated project costs
\$ 32,756,000	project costs previously allocated: \$6,570,000 acquisition, \$9,917,000 preliminary plans, \$13,186,000 working drawings, and \$3,083,000 construction (\$3,008,095 contract and \$74,905

\$240,183,000 contingency)
projects costs to be allocated: \$240,183,000 construction
(\$214,130,000 contract, \$10,766,000 contingency, \$3,418,000
A&E, and \$11,869,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 10, 2009, and the 30-day statute of limitations expired on September 10, 2009, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on December 11, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Close of escrow	May 2012
Approve preliminary plans	June 2012
Complete working drawings	December 2013
Start construction	September 2013
Complete construction	October 2016

Staff Recommendation: Recognize scope change and approve a correction deed.

CONSENT ITEMS

CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SAN LUIS OBISPO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
California Men's Colony
Health Care Facility Improvement Project
San Luis Obispo County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The health care facility improvement project at California Men's Colony (CMC) will support CMC's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CMC is to remedy deficiencies in primary care, specialty care, Administrative Segregation Unit (ASU) clinic, health care administration, health records, pharmacy, laboratory, and medication distribution.

CMC is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate Care institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

This project includes the design and construction of several buildings in the West and East Facilities. The West Facility will include a new primary care clinic and a health records and specialty clinic renovation. The East Facility will include a receiving and release exam room renovation; a new primary care and health care administration building; a new pharmacy and laboratory building; a new ASU Primary Care and ASU Enhanced Outpatient Program (EOP) mental health clinic; a central health services renovation, medication distribution room renovations and additions; and infrastructure upgrades.

The new primary care clinic will provide centralized primary health care at an intermediate level of care. The central health services building addition and renovations will provide specialty clinic space and inmate-patient waiting. The remaining additions and renovations will help provide adequate treatment, support space, and pharmacy serves for inmate-patients.

Funding and Cost Verification

This project is within cost. On February 11, 2013, the Board established the scope, cost, and schedule of this project, allocating \$57,440,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in Section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$55,113,000, which is a decrease of \$2,327,000. The updated project costs estimate is detailed below.

\$57,440,000	total authorized project costs
\$55,113,000	total estimated project costs
\$57,440,000	project costs previously allocated: \$3,191,000 preliminary plans, \$3,115,000 working drawings, and \$51,134,000 construction (\$38,521,000 contract, \$2,311,000 contingency, \$2,888,000 A&E, \$3,587,000 other project costs, and \$3,827,000 agency retained items)
\$ 2,327,000	project cost decrease: \$665,000 preliminary plans, \$237,000 working drawings, and \$1,425,000 construction (\$1,416,000 contract, \$85,000 contingency, and \$23,000 agency retained items, and an increase of \$99,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 13, 2013, and the statute of limitations expired on January, 13, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this was completed on February 3, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	October 2014
Start construction	February 2015
Complete construction	September 2016

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, LOS ANGELES COUNTY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
LOS ANGELES COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
California State Prison, Los Angeles County
Health Care Facility Improvement Project
Los Angeles County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The health care facility improvement project at the California State Prison, Los Angeles County (LAC) will support LAC's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at LAC is to remedy deficiencies in medication distribution, primary care, specialty care, Administrative Segregation Unit (ASU) clinic, health care administration, health records, and disabled accessibility.

LAC is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate Care institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

The project includes the design and construction of a new ASU primary care clinic; a new complex primary care clinic for Yards A and B; a new complex primary care clinic for Yards C and D; new and renovated medication distribution rooms, a new health care administration and health records building; a renovation of the central health services building, and disabled accessibility improvements.

The new primary care clinics will provide for centralized primary health care at an intermediate level of care. The new and renovated medication distribution rooms will provide appropriate medication distribution and security. The new health care administration and health records building will provide space for administrative staff being displaced from the central health services building and support for the implementation of the electronic health record system. The renovation of the central health services building will provide specialty medical assessment, evaluation, and treatment. The disabled accessibility improvements to housing units and path-of-travel will allow LAC to be designated as a Disability Placement Program institution.

Funding and Cost Verification

This project is not within cost. On February 11, 2013, the Board established the scope, cost, and schedule of this project, allocating \$31,012,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in Section 15819.402(a) of the Government Code to complete design and construction for this project. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$31,042,000, which is an increase of \$30,000, about 0.1% of the total authorized project costs. This increase is attributed to typical project refinements identified during the development of preliminary plans. These refinements consist primarily of more accurate information regarding quantities of necessary materials and updates to the associated unit prices.

Given the magnitude of this small increase, the continuation of design development work during working drawings, and an anticipated scope change request to one of the components of this project, staff recommends deferring action to recognize revised project costs at this time. The updated project costs estimate is detailed below.

\$31,012,000	total authorized project costs
\$31,042,000	total estimated project costs
\$31,012,000	project costs previously allocated: \$1,882,000 preliminary plans, \$1,728,000 working drawings, and \$27,402,000 construction (\$20,233,000 contract, \$1,214,000 contingency, \$1,517,000 A&E, \$2,053,000 other project costs, and \$2,385,000 agency retained items)
\$ 30,000	net project cost increase: a decrease of \$331,000 preliminary plans and \$1,000 working drawings, and an increase of \$362,000 construction (\$50,000 contract, \$3,000 contingency, and \$458,000 agency retained items, and a decrease of \$105,000 A&E and \$44,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 15, 2013, and the statute of limitations expired on December 16, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on January 30, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	September 2014
Start construction	January 2015
Complete construction	May 2016

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FOLSOM STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SACRAMENTO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider:

- a) approving preliminary plans
- b) approving the use of Inmate/Ward Labor
- c) recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Folsom State Prison
Health Care Facility Improvement Project
Sacramento County

Action Requested

If approved, the requested action would approve preliminary plans and the use of Inmate/Ward Labor, and recognize revised project costs.

Scope Description

This project is within scope. The health care facility improvement project at the Folsom State Prison (FSP) will support FSP's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at FSP is to remedy deficiencies in primary care, specialty care, minimum support facility clinic, medication distribution, health records, laboratory, and pharmacy.

FSP is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate Care institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

This project includes the construction of two new primary care clinics, a new central health services building, new and renovated medication distribution rooms, and utility improvements. The primary care clinics will provide for centralized primary health care at an intermediate level of care. The new central health services building will provide specialty medical assessment, evaluation, and treatment, as well as laboratory and pharmacy services. The new and renovated medication distribution rooms will provide appropriate pill distribution and security. In addition, utility improvements will provide upgraded electrical utility services to support these facilities.

Additionally, CDCR is requesting to use Inmate Ward/Labor (IWL) resources for a portion of this project. At this time, CDCR anticipates using IWL for the new and renovated medication distribution rooms. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On February 11, 2013, the Board established the scope, cost, and schedule of this project, allocating \$53,449,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in Section 15819.403(a) of the Government Code to complete design and construction of this project. On December 13, 2013, the Board approved a scope change for this project, recognizing reduced total project costs of \$51,933,000. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$52,443,000, which is an increase of \$510,000. This increase is attributed to typical project refinements identified during the development of preliminary plans. These refinements consist primarily of more accurate information regarding quantities of necessary materials and updates to the associated unit prices. This action will recognize these revised project costs as detailed below.

\$51,933,000	total authorized project costs
\$52,443,000	total estimated project costs
\$51,933,000	project costs previously allocated: \$2,929,000 preliminary plans, \$2,835,000 working drawings, and \$46,169,000 construction (\$34,073,000 contract, \$2,044,000 contingency, \$2,649,000 A&E, \$3,299,000 other project costs, and \$4,104,000 agency retained items)
\$ 510,000	net project cost increase: a decrease of \$720,000 preliminary plans, \$205,000 working drawings, and an increase of \$1,435,000 construction (\$1,851,000 contract and \$111,000 contingency, and a decrease of \$108,000 other project costs and \$419,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 30, 2013, and the statute of limitations expired on October 30, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter was completed on February 6, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	September 2014
Start construction	January 2015
Complete construction	February 2017

Staff Recommendation: **Approve preliminary plans and the use of Inmate/Ward Labor, and recognize revised project costs.**

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
GOODEN PROPERTY CONDEMNATION
FRESNO COUNTY**

Assessor's Parcel No.: 467-081-05

Authority's Parcel No.: FB-10-0500-1, FB-10-0500-01-01

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Section 15854 of the Government Code*

Consider adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 0.06 acres located at 1521 Ventura Street in the City of Fresno.

ACTION ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Gooden Property Condemnation
Fresno County

Action Requested

If approved, the requested action would approve adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 0.06 acres located at 1521 Ventura Street in the City of Fresno.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, and two viaducts. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

The Gooden property is one of several parcels within the IOS-1 right of way, and the State Public Works Board (Board) authorized site selection of that right of way at its January 11, 2013 meeting. On January 17, 2014, a Notice of Intent to adopt a Resolution of Necessity was mailed to Jassmine Nicole Gooden. This notice was sent in accordance with Code of Civil Procedure section 1245.235 and no response has been received.

The Gooden property was identified in the Environmental Impact Report as being necessary for the grade separation that will allow vehicles and pedestrians on Ventura Street to safely cross the High Speed Rail Right of Way. Development of this grade separation requires widening the existing street.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has not been made to the owner of record because the owner could not be located with reasonable diligence.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project, in 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012, through Chapter 152, Statutes of 2012, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California ("State") with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

The Gooden parcel is within the right of way for IOS-1, which was site-selected at the January 11, 2013 Board meeting. This site selection took place after an extensive environmental review process that led to the selection of a preferred alignment. The preferred alignment has been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of this property will allow the High Speed Rail Authority to move forward with construction of the HSTS.

On June 26, 2013, the acquisition agent mailed a First Written Offer package to the owner's last known address. This was returned and the certified mail receipt was marked "vacant." Further attempts to locate the owner, though both online and public record searches, were unsuccessful, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

Staff Recommendation: Approve adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 0.06 acres located at 1521 Ventura Street in the City of Fresno.

OTHER BUSINESS

NONE

CLOSED SESSION

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1**

Closed Session to Confer with Legal Counsel—Anticipated Litigation

The Board will meet in closed session, pursuant to Government Code Section 11126(e)(2)(C)(i), to confer with counsel regarding, based on existing facts and circumstances, whether to initiate litigation. There is one potential case.

REPORTABLES

To be presented at the meeting.